

## MINUTES

### CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

MAY 17, 2010

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

#### Present:

Chairman Harold Sanger  
Steve Lichtenfeld, Aldermanic Representative  
Craig S. Owens, City Manager  
Jim Liberman  
Marc Lopata  
Ron Reim

#### Absent:

Scott Wilson

#### Also Present:

Jason Jaggi, Acting Director of Planning & Development Services  
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting. He asked that all cell phone ringers be turned off or muted and that conversations take place outside the room so as not to disrupt the meeting.

## MINUTES

The minutes of the April 19, 2010 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

### CONDITIONAL USE PERMIT/ARCHITECTURAL REVIEW – RESTAURANT (IMO'S PIZZA) – 23 N. BEMISTON AVENUE

Rob Jacknewitz, project consultant, and John Imo, owner, were in attendance at the meeting.

Jason Jaggi explained that Forsyth Pizza, Inc. is requesting a Conditional Use Permit for the operation of an Imo's Pizza restaurant to be located in a former lamp store across from the Post Office on North Bemiston Avenue. The Imo's Pizza will be relocated to Clayton from 7359

Forsyth Boulevard in University City. The applicant proposes a pizza restaurant that will also serve pasta, salads and sandwiches. Wine and bottled beer sales are proposed. The applicant is requesting eat-in, customer carry-out and delivery food service. The establishment will be approximately 3,000 square feet in size and will accommodate 81 patrons in the dining area and another 10 customers on the sidewalk area along North Bemiston Ave. Since the restaurant does not exceed 3,000 square feet and is located in the Central Business District, the applicant is not specifically required to provide employee or customer parking; however, the applicant's lease provides for 8 customer parking spaces in the parking lot on the north side of the building and 3 spaces for customer delivery vehicles off the east-west alley to the south. The applicant indicates that customer deliveries will be made by both walking deliveries as well as vehicle deliveries. Based on conversations with staff, the walking deliveries are proposed for those locations within a 2-block radius of the restaurant. Proposed hours of operation are 10:00 a.m. until midnight, Sunday through Thursday and 10:00 a.m. to 1:00 a.m. Friday and Saturday. Deliveries to the restaurant will be made via the alley to the rear door. A trash dumpster will be located behind the building off the east-west alley. The proposed pizza restaurant will occupy a vacant storefront in the Central Business District (CBD). The primary impact associated with this proposed use as a pizza restaurant is the applicant's desire to offer customer deliveries. Restaurants with delivery service, especially a chain pizza operation, have the potential to create traffic and parking problems. The possible negative effects of deliveries include double parking when drivers deliver the food and not utilizing the building's designated parking and loading spaces when making deliveries. Also of concern is the potential for delivery drivers to park in front of the restaurant and not utilize the designated off-street parking. To address these concerns, the applicant has secured 3 off-street parking spaces for the exclusive use of delivery vehicles. In addition, the applicant indicates that walking deliveries will be made to customers located within two blocks of the restaurant. Though not specifically required, the lease includes 8 off-street spaces for customer parking. Staff would like to see one of these spaces used for carry out parking only. The applicant's letter indicates that a substantial amount of its current deliveries from the University City location are to the Clayton Central Business District, especially during lunch. Based on these considerations, staff believes that an Imo's Pizza restaurant can be accommodated in the CBD and recommends approval of the Conditional Use Permit provided that deliveries are managed according to staff's recommendations as follows:

1. That no more than three (3) delivery vehicles be used at any given time;
2. That the applicant maintain designated off-street parking for delivery vehicles only, and that the drivers use those spaces and not park on the street;
3. That the operator perform walking deliveries within two-blocks, where feasible;
4. That the delivery drivers utilize loading and delivery spaces in buildings where such spaces exist and that the drivers be specifically instructed not to double-park when making deliveries.
5. That at least one (1) off-street parking space be designated for carryout orders only.

Mr. Jacknewitz clarified that they have secured eight parking spaces for customers as well as three more spaces adjacent to the alley, for a total of 11 spaces. He indicated that they will comply with all staff's recommendations. He emphasized that this Imo's is currently in University City on Forsyth Blvd. and that much of their daytime delivery is here to Clayton's Central Business District (CBD), much of which will be able to be done on foot once they are re-located. He stated that in addition to deliveries, they will provide carry-out and dine-in service. He indicated that staff provided a good summary of the proposal.

Mr. Imo stated that since he opened up the Forsyth location, only two tickets have been issued to his drivers and that he is well aware of the designated parking.

Chairman Sanger asked how odors/fumes will be handled.

Mr. Imo indicated that their gas fired ovens are completely enclosed and have no open flame; he stated that these types of ovens have been used by Imo's for 22 years and work well.

Chairman Sanger asked about renovating the space.

Mr. Imo commented that it needed to be done.

Steve Lichtenfeld asked if the kitchen equipment will be relocated.

Mr. Imo replied "yes". He stated that everything that St. Louis County requires to be new will be new, but they will re-use what they can.

Jim Liberman asked about lighting.

Mr. Imo indicated that the exterior remains unchanged.

Jim Liberman asked about interior lighting.

Mr. Imo stated that they will have ceiling tile lighting that will direct straight down and that they will have no fluorescent lighting.

Jim Liberman asked if Mr. Imo was aware that a sign permit is needed for exterior signage.

Mr. Imo replied "yes".

Jim Liberman asked about the furniture.

Mr. Imo informed Jim that it will be brand new and modern.

Ron Reim asked the percentage of eat-in versus carry-out.

Mr. Imo stated that about 40% of his business at the current location is derived from delivery service, 15% pick-up and 40% dining service. He hopes that more patrons will dine-in at this new location.

Steve Lichtenfeld asked about liquor.

Mr. Jacknewitz indicated that a license to sell bottled beer and wine spritzers is being sought.

Chairman Sanger asked when they hope to open.

Mr. Imo indicated that his current lease expires July 31<sup>st</sup>, but he can stay up to an additional 55 days after that.

Chairman Sanger commented that there is a lot of work to be done in the new space.

Mr. Imo agreed.

Chairman Sanger asked if anyone in the audience had any questions or comments.

None were received.

Being no further questions or comments, Steve Lichtenfeld made a motion to recommend approval of the Conditional Use Permit per staff recommendations. The motion was seconded by Marc Lopata and unanimously approved by the members.

The applicant was notified that the Conditional Use Permit request will be reviewed by the Board of Aldermen at their June 8<sup>th</sup> meeting.

The architectural aspects of the project were now up for review.

Jason Jaggi explained that this is a consideration of a request by Forsyth Pizza, Inc. (DBA Imo's Pizza) for review of the design and materials associated with outdoor dining to be located on the sidewalk along North Bemiston Avenue. The submitted plans indicate 5 tables which will seat 10 patrons. The tables and chairs are dark green wrought iron. No umbrellas are proposed. A removable black aluminum railing system measuring 2'10" in height is proposed to surround the outdoor dining area. The outdoor dining area will be used as seating for self-service. A 36" by 36" lighted sign is proposed on the interior face of the existing storefront glazing. Sign details have not been provided and should not be considered for approval at this time. This application is the first request for outdoor dining on the sidewalk of North Bemiston Avenue. Patrons will access the outdoor dining area from the sidewalk along the western side of North Bemiston which is also the entrance to the indoor space. The outdoor dining area is located entirely on the public sidewalk. The plans show a 4' clearance between the edge of the existing brick pavers and the pedestrian barrier. Staff's recommendation is to approve as submitted with the following conditions:

1. That the applicant receives an Outdoor Dining Permit prior to operating the outdoor dining,
2. That the applicant applies for and receives a Sign permit prior to installation of any signage.

Mr. Jacknewitz stated that they are not requesting signage at this time and that this is a tough building to sign. He added that table umbrellas are not proposed. A sample of the chair was presented.

Chairman Sanger asked if the applicant was aware of the need to apply for and receive an Outdoor Dining Permit.

Mr. Jacknewitz replied “yes”.

Chairman Sanger asked if there were any questions or comments from the audience.

None were received.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted per staff recommendations. The motion was seconded by Ron Reim and unanimously approved by the Board.

CONDITIONAL USE PERMIT – RESTAURANT – THE PATIO CAFÉ – 7711 BONHOMME  
(THE EQUITY BUILDING)

Molly O’Connor of St. Louis Corporate Cafes, LLC, was in attendance at the meeting. Also in attendance was Kara Villhard of Maune Development, property owner.

Jason Jaggi explained that St. Louis Corporate Cafes, LLC is requesting a Conditional Use Permit for the operation of a small restaurant, The Patio Café, to be located on the first floor of the Equity Building. The restaurant will serve baked goods, sandwiches, Panini’s, salads and soups. There will be limited cooking as part of this restaurant operation. The Patio Café will be approximately 490 square feet in size and will accommodate 14 patrons in the dining area. The patio area serving the Equity building currently contains outdoor tables and chairs as an amenity for the office clientele. Patrons of The Patio Café will be allowed to use these tables; however, no additional tables are proposed for specific use by the restaurant. Since the restaurant does not exceed 3,000 square feet and is located in the Central Business District, the applicant is not required to provide employee or customer parking. Proposed hours of operation are 7:00 a.m. to 4:00 p.m. Monday through Friday. Deliveries to the restaurant will be made through the front door. Trash will be disposed via the building’s trash receptacles. The proposed use will expand the dining options in this area of the Central Business District and provide a quick-service café to for the benefit of tenants of the Equity building and other nearby offices. Outdoor dining, specific to the restaurant, is not proposed; therefore, an outdoor dining permit is not required. Jason indicated that staff’s recommendation is to recommend approval of the conditional use permit to the Board of Aldermen with the condition that a sign permit be secured prior to the installation of any exterior signage.

Ms. Villhard commented that they believe the café will be a great amenity to the building.

Chairman Sanger asked if the tenants have the choice to purchase their units.

Ms. Villhard replied “yes”.

Steve Lichtenfeld mentioned that there are no provisions to enter the café from the lobby.

Ms. Villhard indicated that they considered that fact, but they wanted to maximize the square footage of the café and did not want to tear up their newly renovated lobby. She stated that they will come back for signage in the near future.

Chairman Sanger asked if there were any questions or comments from the audience.

None were received.

Being no further questions or comments, Jim Liberman made a motion to recommend approval to the Board of Aldermen per staff recommendations. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

#### ARCHITECTURAL REVIEW – ADDITION TO SINGLE FAMILY RESIDENCE – 8124 UNIVERSITY DRIVE

Mr. Carl Safe, project architect, was in attendance at the meeting. Also in attendance were Mr. & Mrs. Baron, owners.

Jason Jaggi explained that the existing 1,292 square foot home is constructed of white brick and white aluminum siding. The proposed addition measures 441 square feet and will contain a basement and master bedroom. With the proposed addition, the residence will measure 1,733 square feet. The height of the addition will be approximately 17’6” as measured from grade to the top of the parapet wall. The addition will be constructed of 95% brick and 5% horizontal aluminum siding. Brick and aluminum will be painted white to match the existing material. The roof of the proposed addition will be flat with a white rubber membrane and parapet. Double hung windows will be white in color to match the existing. The two doors of the existing detached garage in the rear yard will be removed and replaced with a single 17’ wide door. An existing brick patio and fireplace extending from the eastern side of the garage will be removed. Trash and recycling containers will be stored on concrete slabs at the southwest corner of the addition adjacent to the new back stair and will be accessible from the driveway to the west. The plans show a new HVAC condenser in the east side yard adjacent to the existing condenser. The HVAC location is not in conformance with the required 5’ setback for these units. The proposed rear addition will not be visible from University Drive. A small area of aluminum siding is proposed that will match the existing siding. The proposed brick will be painted white to match the existing. Staff believes that this addition contains many of the details of the existing building and will match appropriately and therefore, recommends approval with the condition that the new HVAC unit be located at least 5’ from the property line per staff review and approval.

Mr. Safe stated that the entire house is white. A sample of the proposed roofing material (white) was presented.

Jim Liberman asked about the warranty on the roof.

Mr. Safe replied “15 year”.

Marc Lopata commented that the impervious coverage is at 54% with this addition so under the proposed new regulations, this project would not be possible.

Jason Jaggi concurred, adding that the new regulations provide for a maximum coverage of 50%.

Ron Reim asked about the aluminum siding.

Jason Jaggi indicated that there is only a small amount on the west elevation.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendation. The motion was seconded by Marc Lopata and unanimously approved by the Board.

#### ARCHITECTURAL REVIEW – ADDITION/RENOVATION TO SINGLE FAMILY RESIDENCE – 8136 STRATFORD

Rocky Finocchiaro, owner, was in attendance at the meeting.

Jason Jaggi explained that this is a request for the construction of a one-story rear entryway addition, a new covered front porch, and the replacement of all existing vinyl siding with HardiPlank fiber cement siding. The approximate 130 square foot addition will provide a new entry way into the rear of the house. The existing residence is primarily red brick on the first floor with vinyl siding on the second floor. A small one-story portion on the rear contains vinyl siding. Only a small portion of the existing rear elevation contains brick. The proposed addition will be constructed of fiber cement siding and will result in the entire rear elevation containing siding. Along with constructing the rear addition, the applicant proposes to replace all of the existing vinyl siding with fiber cement siding. The front façade will be renovated to receive a new covered porch spanning the entire width of the first floor. This porch will contain perma-cast columns and will contain fiberglass shingles. New steps leading up to the porch will be bordered by Versa-lok blocks. A new landscaping bed in front of the porch is also proposed to be constructed of Versa-lok blocks. The applicant is proposing a renovation that will enhance the appearance of this property. The proposed improvements including replacing all vinyl siding with fiber cement siding and the construction of a new front entry porch all of which will improve the appearance of this property. The very small addition will result in the rear elevation containing all siding; however, the existing brick is very limited in scope and the addition will match the existing one-story portion of this residence. The applicant’s proposed use of Versa-lok in the front yard is not consistent with the Architectural Review Guidelines. Staff has discussed this issue with the applicant and he is in

agreement to install Belgard Celtik or an equivalent. Staff's recommendation is to approve as submitted with the following conditions:

- 1) That the addition contain fiber cement siding and that all of the existing vinyl siding be replaced with fiber cement siding;
- 2) That the modular block walls be Belgard Celtic or equivalent for Architectural Review Board approval.

Chairman Sanger commented that he attended a recent event where the owner of this property was the guest of honor. He asked about the sidewalk leading to the house.

Mr. Finocchiaro indicated that it, also, is being re-done.

Chairman Sanger asked the location of the wall.

Mr. Finocchiaro referred to the right elevation, explaining that it is along the sides of the step.

Chairman Sanger advised Mr. Finocchiaro that the City prefers Belgard.

Mr. Finocchiaro stated that he visited Brentwood Materials and they do not sell Belgard.

Chairman Sanger informed Mr. Finocchiaro that something other than Belgard would have to be presented to and specifically approved by staff.

Mr. Finocchiaro indicated his desire to locate a Belgard distributor.

Chairman Sanger commented that the property is in need of this upgrade.

Mr. Finocchiaro agreed. He distributed a sample of Hardiplank siding (olive shade), stating that they will also be painting the brick. He noted that the house to the right is beige and the house to the left is brick.

Jason Jaggi asked what color the brick will be painted.

Mr. Finocchiaro indicated that it will be a subtle color and that "color" will be used for the trim.

Chairman Sanger asked if there were any other questions or comments, or questions or comments from anyone in the audience.

None were received.



Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations. The motion was seconded by Marc Lopata and unanimously approved by the Board.

#### ARCHITECTURAL REVIEW – OUTDOOR DINING – 7610 WYDOWN BOULEVARD (CHILL)

Jason Braidwood (3G's Yogurt) and Kelly DeMond (Koman Group) were in attendance at the meeting.

Jason Jaggi explained that the applicant is proposing to operate outdoor dining on the sidewalk of Wydown Boulevard. The submitted plans indicate 2 tables which will seat 4 patrons in addition to the 2 existing benches previously approved by the Architectural Review Board. The proposed tables and chairs are one-piece white plastic products. No umbrellas and no pedestrian barrier are proposed. The outdoor dining area will be used as seating for self-service. The proposed outdoor dining area will be located entirely on private property on either side of the store's front entrance along the southern side of Wydown Boulevard. A 4' clearance between the edge of the existing tree planter box and the proposed outdoor dining furniture is shown on the plans. The delicatessen on the adjacent property to the east operates outdoor dining on private property on the Wydown sidewalk and does not use a pedestrian barrier. Maintaining this precedent along the southern side of Wydown Boulevard would allow Chill Frozen Yogurt to operate outdoor dining without the use of a pedestrian barrier. White resin furniture is prohibited for outdoor dining use in Clayton to prevent the use of poor quality furniture which would add an undesirable appearance to Clayton's streetscapes. The proposed outdoor dining furniture at the subject property is modern in appearance, and the style differs from the white resin furniture which the Outdoor Dining Standards intend to prohibit. The design and material of the proposed furniture match the existing storefront well and will carry the established design of the space. Staff's recommendation is to approve as submitted with the condition that the applicant obtain an Outdoor Dining Permit prior to operation of the outdoor seating.

A sample of the furniture was presented.

Mr. Braidwood indicated that the indoor furniture is plastic and works well for use by kids; it is easily moved and they scrub them regularly. He emphasized the need to keep all the furniture clean. He stated that the outdoor seating will work great for families when they visit between 8 to 10 p.m.

Chairman Sanger asked if the outdoor furniture will be brought inside at night.

Ryan Kerlick, store manager, replied "yes" and added that it will be brought in if and when loitering becomes a problem.

Chairman Sanger commented that this furniture can yellow in the sun.

Ms. DeMond indicated that the furniture will not be in direct sunlight.

Mr. Braidwood stated that if it starts to yellow, it will be replaced.

Steve Lichtenfeld commended them for increasing activity in that area. He stated that additional trash receptacles are needed and that the benches are not inviting due to an ant problem.

Mr. Braidwood informed the members that Rottler pest control visited last week to correct the ant problem, and that the City provided them another receptacle recently. He stated that he would like to provide liners for the receptacles to help simplify the emptying process and that he would really like to get the black iron receptacles like the ones found in the park as they are larger and better. He stated that there probably is not enough space for 3 receptacles.

Chairman Sanger encouraged them to keep the furniture clean, to bring it in at night and not allow it to turn yellow.

Marc Lopata inspected the furniture, stating that it will retain water and get dirty quickly. He stated that he likes the benches.

Ms. DeMond commented that the stools match the inside furniture. She stated that the furniture will be brought inside during the rain as well.

Chairman Sanger indicated that many of the members of this Board will be visiting Chill, so they will comment if there is a problem.

Marc Lopata suggested they replace their halogen with LED bulbs.

Being no further questions or comments from the members, or questions or comments from the audience, Marc Lopata made a motion to approve per staff recommendation. The motion was seconded by Ron Reim and unanimously approved by the Board.

#### ANNOUNCEMENT – PUBLIC ART ADVISORY COMMITTEE (PAAC)

Jason Jaggi read staff's memorandum as follows: The Clayton Art Commission was founded in 1997 as an advisory body to assist the City in acquiring, promoting and enhancing public art. This group has been involved with many of the art pieces associated with private developments. The creation of the Clayton Century Foundation (CCF) has revealed the need to examine the function of the Clayton Art Commission. Members of the Commission have met with staff of the City Manager's Office and the Planning and Development Department to develop a proposal for restructuring. The outcome of these discussions is that there remains a need to have an advisory committee to provide recommendations to the City for public art located within private developments. These individuals would serve as ex-officio members of the Plan Commission/Architectural Review Board (ARB), creating a new commission known as the Public Art Advisory Committee (PAAC). The PAAC would serve as advisors to the ARB on the selection of public art when developers of Planned Unit Developments and Special Development Districts chose public art as a public benefit for the development. Specifically, the PAAC will render advice on the following matters:

- whether the proposed artist is qualified for an assignment of the character proposed;
- whether the proposed artwork fits the project conceptually and economically and has an appropriate visual impact;
- whether the scale and value of the proposed public art piece is reasonable and appropriate for the site and the nature of the development under consideration; and
- whether the site for the proposed public art installation within the development under consideration is appropriate.

As is the case with the existing Clayton Art Commission, the PAAC will serve only in an advisory capacity to the Architectural Review Board. If the formation of the PAAC is approved by the Board of Aldermen, staff of the PAAC will work with the Planning and Development Services Department to develop the appropriate procedures to facilitate the PAAC's review of development proposals where public art is proposed. Attached, for your review, is the draft ordinance which would replace the CAC with the PAAC. Though not specifically required, the Architectural Review Board is being requested to provide a recommendation to the Board of Aldermen on the establishment of the Public Art Advisory Commission. It is anticipated that the Board of Aldermen will consider this item at their May 25<sup>th</sup> meeting. Staff's recommendation is to provide a recommendation to the Board of Aldermen regarding the establishment of the Public Art Advisory Committee.

Chairman Sanger noted that Bev Wagner, Art Commission Chair, was in attendance at the meeting. Also on the Art Commission is Plan Commission/ARB member, Jim Liberman.

Jim Liberman noted that this covers public art for private developments.

Jason Jaggi noted that the ARB would receive a recommendation from the newly formed PAAC.

Jim Liberman noted that the art for The Crescent has not yet shown up.

Steve Lichtenfeld asked if the members of the PAAC will be current Art Commission members.

Ms. Wagner stated that 3 current members plus 2 alternates will serve on the PAAC. She added that she believes by getting a committee involved from the beginning of the art selection process will help strengthen the City's position. She stated that the Art Commission will be re-structured into two groups – the PAAC for public art in private developments and the Art Commission for Clayton art.

Jason Jaggi announced that the ARB will still make the ultimate decision.

Chairman Sanger suggested changing the word "staggering" to "staggered" in paragraph "c" of the Ordinance.

Being no further questions or comments, Steve Lichtenfeld made a motion to recommend the creation of a PAAC to the Board of Aldermen. The motion was seconded by Marc Lopata and unanimously approved by the Board.

### GREEN SHEET

Jason Jaggi distributed a copy of Marc Lopata's e-mail comments to the members. He stated that Elizabeth Simons primarily prepared this Green Sheet, which is available on the City's web-site as well as in the Planning Department and will be distributed to those individuals receiving a paper application for Site Plan and Architectural Review.

Marc Lopata noted that the reason for this is to provide more concrete guidance. He stated this is a good idea. He suggested adding language concerning recycling construction/demolition waste. He strongly suggested defining guidelines that the City wants to be achieved and noting what the City wants and recommends. He added that if the sheet is not clear about what the City wants to see, the document is practically useless. He stated that over time, Codes will become more stringent. He also suggested that it be noted on the City's web-site the architects who have designed structures that are Energy Star Certified.

Jason Jaggi commented that this sheet is intended to provide guidance as it is not a spec sheet and as such, he is hesitant to make strong recommendations as there is no ordinance to back them up. He stated that additional material can be referenced to add more "weight".

Chairman Sanger asked if this is simply the first step.

Jason Jaggi replied "yes". He indicated that the City is also looking at a new "green newsletter" to help publicize this information.

Marc Lopata commented that enforcement is a problem and again suggested that language be incorporated to say "Clayton recommends".

Jason Jaggi stated that there has to be a basis for recommendation and the City has to be careful not to go too far.

Marc Lopata indicated that he would like Clayton to be the leading edge in providing this information.

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Ron Reim asked about the status of the hotel project (Central/Maryland Hotel).

Jason Jaggi informed the members that the developer will be requesting another extension.

Chairman Sanger stated that he understands that they will be coming in with financing commitments.

Jason Jaggi concurred.

Chairman Sanger stated that he realizes RJ York is a separate entity, but they have filed bankruptcy.

Craig Owens commented that there are multiple facets associated with this project and cautioned about tying votes with a financing issue.

Jason Jaggi indicated that Ladue Nail & Spa is moving along.

Craig Owens announced that staff will be meeting with a developer regarding the Clayton/Hanley Road Schnuck's site.

Chairman Sanger asked with regard to the Central/Maryland Hotel issue, if they will only be asking for an extension; not an amendment.

Jason Jaggi replied "yes"; they are only going to seek an extension of approval.

Jason Jaggi referred to the update of the CBD Master Plan, stating that the draft will be placed on the City's web-site and to save printing costs, only those members specifically requesting a paper copy will receive one.

Jim Liberman asked about Simon's Jewelers (8141 Maryland).

Jason Jaggi stated that they received a parking variance from the Board of Adjustment so the project is moving forward.

Jim Liberman asked about the Planning Director Position.

Craig Owens stated that they will be making an announcement soon.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:55 p.m.

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Recording Secretary